

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Ramona Disposal Service, P96-017W³, Log No. 98-09-012A

December 16, 2004

I. HABITAT LOSS PERMIT ORDINANCE– Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

As identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands of the project and thus, the project will not adversely impact groundwater availability.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

Even though wetlands and/or wetland buffer areas have been identified on the project, the project has been found to be consistent with Article IV of the Resource Protection Ordinance, due to the following reasons: a) the project will not place any non-permitted uses within wetlands; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetland buffer areas.

Floodways and Floodplain Fringe:

The project is not located adjacent to a floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it located adjacent to a watercourse which is plotted on any official County floodway or floodplain map.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats:

The project site is currently developed with the Ramona Transfer Facility and the boundaries of the facility will not be expanded; therefore, it has been found that the proposed project complies with Article IV, Item 6 of the RPO.

Significant Prehistoric and Historic Sites:

The project site has been previously graded and disturbed with the existing use as a Transfer Facility, eliminating the potential for significant cultural resources to exist on site.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

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NO

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NOT APPLICABLE

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Discussion:

This project is subject to the Statewide Industrial Stormwater Permit, which has similar requirements covered under our Municipal Stormwater Permit. The Industrial Stormwater Permit requires that the developer have a Storm Water Pollution Prevention Plan (SWPPP) for all their activities and facility. By stating this in their SWMP, they are covered, as the SWMP and the Industrial SWPPP are both addressing water quality in the same way. This project was able to demonstrate compliance with WPO by submitting a Storm Water Pollution Prevention Plan (SWPPP), prepared by Clements Environmental, received October 18, 2002.

VI. NOISE ORDINANCE - Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

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Discussion:

The Major Use Permit decision provided conditions so that the project did not exceed County noise standards, such as the limitation of operating hours, fully enclosable transfer building, and the orientation of the main doors of the building toward the interior of the project site. With the increase in tonnage received at the facility and additional truck trips, a noise study was prepared by URS, dated Revised February 23, 2004. To accommodate the increase in daily volume, the exiting facility operations would increase in effort and duration, but not in the number of equipment (other than two trailer trucks). The study determined that the sources of noise associated with the expanded facility would remain the same as those identified for the existing facility, and include on-site operations vehicular traffic. The worst-case scenario hourly sound level measurement of 65.9 dBA taken at the south property line is below the County's required hourly limit of 70 dBA at all property lines. Therefore, Ramona Disposal would be in compliance with the County's Noise Element of the General Plan and the Noise Ordinance.